



## NOTICE OF PUBLIC HEARING

**PUBLIC NOTICE IS HEREBY GIVEN THAT on Tuesday, February 25, 2025, at 7:30 p.m., or soon thereafter,** the City Council of the City of Gardena will conduct a public hearing to consider the following matters:

**Entitlements Requested: Environmental Assessment #9-21 (SCH 2023060263); Specific Plan #1-23; Site Plan Review #5-21; and Development Agreement #1-21.**

**Project Description:** The Applicant is seeking approval for the 1450 Artesia Specific Plan, for the redevelopment of approximately 6.3 acres of land, comprising six separate lots located near the southwest corner of Artesia Boulevard and Normandie Avenue within the City. The project involves demolishing all existing structures on the site and replacing them with a mixed-use commercial/industrial development. The proposed development will feature a total building area of 268,000 square feet (SF) and an estimated height of 75 feet.

The proposed building would include a self-storage use (three levels totaling 186,000 gross square feet (GSF) with 1,480 storage units over the bottom floor warehouse/distribution use and leasing office), an industrial warehouse/distribution use (one level totaling 72,000 GSF with up to ten loading docks), and an office/retail use (a mezzanine totaling 10,000 GSF). Additionally, associated facilities and improvements would include perimeter fencing, onsite and perimeter landscaping, lighting, exterior sidewalks, pavement for on-site parking spaces, and a 200 square foot storage building for the City's use. Under the Specific Plan, the parking lot area would be used periodically for City-sponsored outdoor events.

The Applicant's request includes: The adoption of the Specific Plan, including a Site Plan Review to assess the physical design of the development in accordance with the specific plan, and a development agreement between the City and the developer. This agreement ensures the developer's right to proceed with the development outlined in the Specific Plan for a five-year period, with one (1) five-year administrative extension. In return, the developer will provide a monetary contribution, space for community events, and other public benefits

Approval of these items requires certification of an Environmental Impact Report (EIR) (**SCH #2023060263**), adoption of a Mitigation Monitoring and Reporting Plan (MMRP), CEQA Findings, and a Statement of Overriding Considerations.

On February 4, 2025, the Planning Commission adopted Resolution No. PC 2-25, by a 5-0 vote, recommending the City Council certify the EIR, adopt the MMRP, and Statement of Overriding Considerations and making the CEQA findings related to the project. In addition, the Commission adopted Resolution No. PC 3-25, by a 5-0 vote, recommending the City Council approve the requested entitlements for the project.

**Project Location:** 1440, 1450, 1462, 1472 Artesia Boulevard, (APN: 6106-036-010, -012, -034, -035, -036, -037)

**Project Applicant:** 1450 Artesia Acquisition Company LLC (Representative: Brian Sorensen)

The public hearing will be held in the Council Chambers of City Hall at 1700 West 162<sup>nd</sup> Street, Gardena, CA 90247.

The related materials will be on file and open for public inspection on the City's website at the following:

<https://cityofgardena.org/agendas-city-council/>

You will have the opportunity to speak during the hearing. Comments may also be submitted via email to [publiccomment@cityofgardena.org](mailto:publiccomment@cityofgardena.org) or by mail to 1700 W 162<sup>nd</sup> Street, Gardena, CA 90247.

If you challenge the nature of the proposed action in court, you will be limited to raising only those issues you or someone else raises at the public hearing described in this notice, or in written correspondence delivered to the Gardena City Council at, or prior to, the public hearing. For further information, please contact the Planning Division, at (310) 217-9524.

Amanda Acuna,  
Community Development Manager

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